

055.0

0002

0037.0

Map

Block

Lot

1 of 1
CARDCommercial
ARLINGTONTotal Card / Total Parcel
332,500 / 332,500
APPRAISED:
332,500 / 332,500
USE VALUE:
332,500 / 332,500
ASSESSED:
332,500 / 332,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		DUDLEY ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: 4 DUDLEY PLACE LLC

Owner 2:

Owner 3:

Street 1: 132 MALLARD WAY

Street 2:

Twn/City: WALTHAM

St/Prov: MA Cntry Own Occ: N

Postal: 02452-8118 Type:

PREVIOUS OWNER

Owner 1: LEOMBRUNO RONALD A -

Owner 2: -

Street 1: 132 MALLARD WAY

Twn/City: WALTHAM

St/Prov: MA Cntry

Postal: 02452-818

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as Office with a Office Building built about 1976, having primarily Vinyl Exterior and 942 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

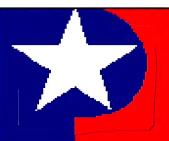
Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		5431		Sq. Ft.	Site		0	15.5	3.11	CF									261,481						261,500	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
340							5431.000		66,500		4,500		261,500		332,500						37034	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					11/10/18	



USER DEFINED

Prior Id # 1: 37034

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT							Parcel ID		TAX DISTRICT					PAT ACCT.								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date												
2022	340	FV	66,500	4500	5,431.	261,500	332,500		Year end	12/23/2021												
2021	340	FV	66,500	4500	5,431.	257,300	328,300		Year End Roll	12/10/2020												
2020	340	FV	66,500	4500	5,431.	253,000	324,000		324,000 Year End Roll	12/18/2019												
2019	340	FV	66,500	4700	5,431.	223,500	294,700	294,700	Year End Roll	1/3/2019												
2018	340	FV	66,500	4700	5,431.	223,500	294,700	294,700	Year End Roll	12/20/2017												
2017	340	FV	66,500	4700	5,431.	223,500	294,700	294,700	Year End Roll	1/3/2017												
2016	340	FV	66,500	4700	5,431.	223,500	294,700	294,700	Year End	1/4/2016												
2015	340	FV	58,800	4900	5,431.	195,500	259,200	259,200	Year End Roll	12/11/2014												

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
9/3/2013	1320	Sign	4,000	C					6/30/2021	USPS	MM	Mary M							
8/29/2013	1308	Manual	52,000	C					11/10/2018	MEAS&NOTICE	CC	Chris C							
									5/5/2014	External Ins	PC	PHIL C							
									2/26/2014	Info Fm Prmt	EMK	Ellen K							
									1/17/2014	Info Fm Prmt	EMK	Ellen K							
									3/13/2009	Meas/Inspect	197	PATRIOT							
									5/1/2000	Meas/Inspect	197	PATRIOT							
									8/1/1990		PM	Peter M							

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION

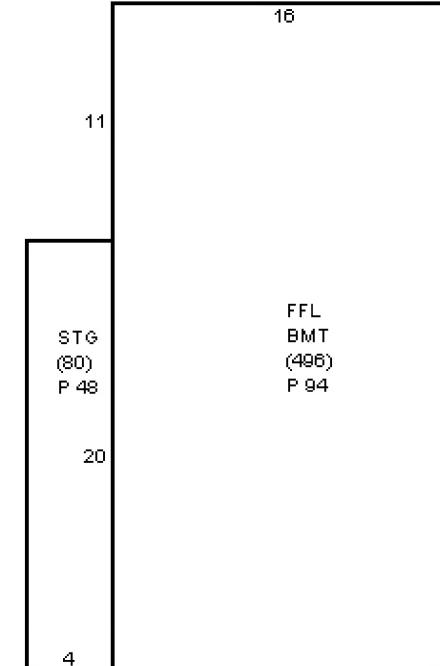
Type:	71 - Office	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	1 Rating: Average
A HBth:	Rating:
OthrFix:	Rating:

COMMENTS

1987, ENTERPRISE RENT A CAR.

SKETCH

5

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1976
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	12
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	5 - Lino/Vinyl
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled 0

DEPRECIATION

Phys Cond: AV - Average

34. %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

34.4 %

CALC SUMMARY

Basic \$ / SQ: 105.00

Size Adj.: 1.25000000

Const Adj.: 0.96040004

Adj \$ / SQ: 126.053

Other Features: 2500

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 101313

Depreciation: 34852

Depreciated Total: 66461

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price